138.0	0003	0002.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,362,700	/	1,362,700
USE VALUE:	1,362,700	/	1,362,700
ASSESSED:	1,362,700	/	1,362,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		HILLSDALE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	POODTS MAURICIO &
Owner 2:	VALIM CLARISSA
Owner 3:	
Street 1:	45 HILLSDALE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	OLIVER JEFFREY F -
Owner 2:	-
Street 1:	45 HILLSDALE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .142 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1955, having primarily Clapboard Exterior and 2792 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6187.000	816,700	1,000	545,000	1,362,700
Total Card	0.142	816,700	1,000	545,000	1,362,700
Total Parcel	0.142	816,700	1,000	545,000	1,362,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 488.12 /Parcel: 488.12

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 88522

GIS Ref

GIS Ref

Insp Date 09/29/17

!10674!

PREVIOUS ASSESSMENT

Parcel ID 138.0-0003-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	816,700	1000	6,187.	545,000	1,362,700		Year end	12/23/2021
2021	101	FV	793,100	1000	6,187.	545,000	1,339,100		Year End Roll	12/10/2020
2020	101	FV	793,100	1000	6,187.	545,000	1,339,100	1,339,100	Year End Roll	12/18/2019
2019	101	FV	639,900	1000	6,187.	575,300	1,216,200	1,216,200	Year End Roll	1/3/2019
2018	101	FV	639,900	1000	6,187.	423,900	1,064,800	1,064,800	Year End Roll	12/20/2017
2017	101	FV	639,900	0	6,187.	405,800	1,045,700	1,045,700	Year End Roll	1/3/2017
2016	101	FV	639,900	0	6,187.	375,500	1,015,400	1,015,400	Year End	1/4/2016
2015	101	FV	613,500	0	6,187.	314,900	928,400	928,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:09:58

LAST REV

Date	Time
10/23/17	09:02:13
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10674

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OLIVER JEFFREY	57691-51		10/21/2011		935,000	No	No		
SULLIVAN JOSEPH	43590-588		8/25/2004	Change>Sale	440,000	No	No		
	8690-593		1/1/1901	Family		No	No	N	

USER DEFINED

Prior Id # 1:	88522
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/11/2008	63	Manual	4,000	C		G9	GR FY09	install outdoor gr
4/12/2005	269	Addition	169,000	C		G7	GR FY07	second fl addition
3/28/2005	187	Demoliti	5,000	C		G6	GR FY06	DEMO ROOF & INTERI
3/2/2005	125	Manual	25,000			G6	GR FY06	construct front wa
1/20/2005	47	Manual						re-build stairs
9/9/1995	512	Manual	4,000					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
10/20/2017	Missed Appt.	BS	Barbara S
9/29/2017	MEAS&NOTICE	HS	Hanne S
7/2/2012	Measured	JBS	JOHN S
1/12/2012	MLS	EMK	Ellen K
2/11/2009	Measured	372	PATRIOT
7/14/2005	Permit Visit	BR	B Rossignol
7/13/2005	Fieldrev-Chg	BR	B Rossignol
12/18/2004	MLS	MM	Mary M
12/15/1999	Inspected	256	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6187		Sq. Ft.	Site		0	90.	0.98	10									545,047						545,000	

Total AC/HA:	0.14203	Total SF/SM:	6187	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 545,047	Spl Credit	Total: 545,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	S - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	EX - Excellent	1.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.15798259
Const Adj.:	1.34986496
Adj $ / SQ:	218.837
Other Features:	129500
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	830017
Depreciation:	13280
Depreciated Total:	816736

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2005
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

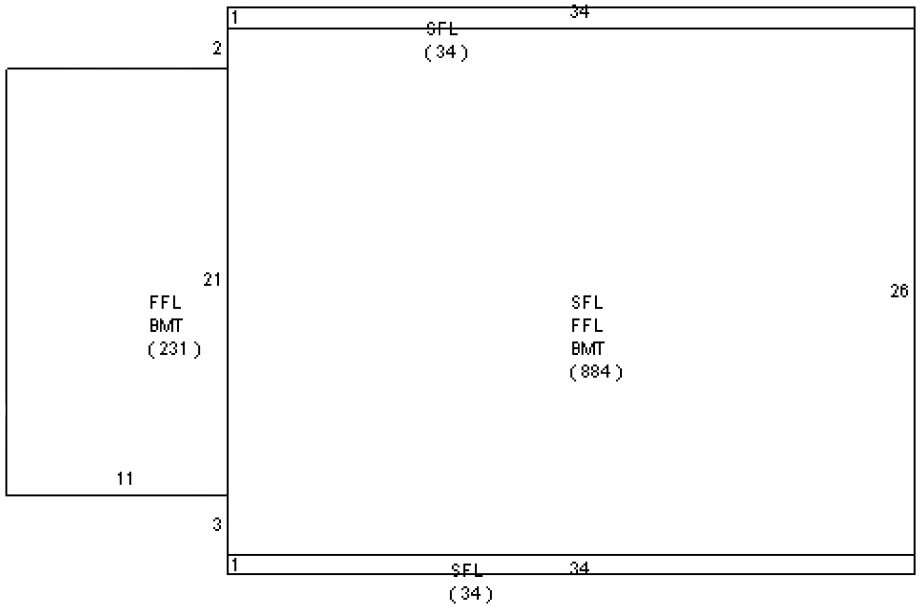
No Unit	RMS	BRS	FL
1	9	4	m
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	264.79
Special Features:	0	Val/Su Net:	256.66
Final Total:	816700	Val/Su SzAd	395.11

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,115	93.390	104,128
FFL	First Floor	1,115	218.840	244,003
SFL	Second Floor	952	218.840	208,333

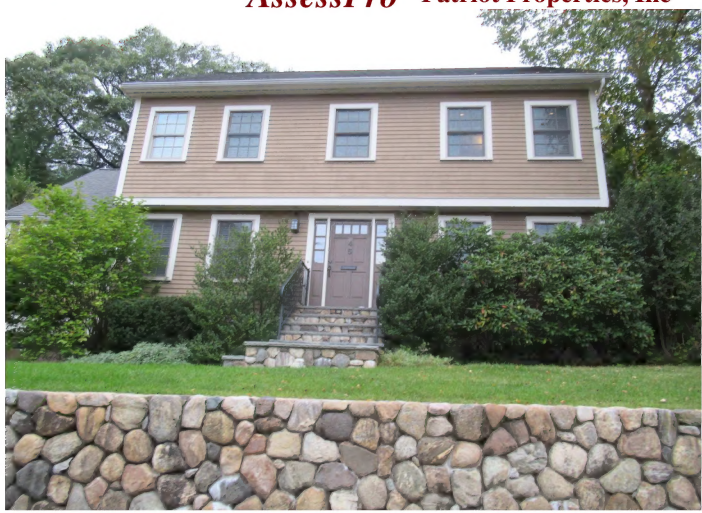
Net Sketched Area:	3,182			Total:	556,464
Size Ad	2067	Gross Area	3182	FinArea	2792

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	65	A	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 138.0-0003-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	9X8	A	AV	2006	0.00	T	10.4	101						
19	Patio	D	Y	1	10X30	A	AV	2010	3.50	T	7.2	101			1,000			1,000

More:	N	Total Yard Items:	1,000	Total Special Featues:		Total:	1,000